

Incentivizing “Green” Building in White Salmon



CityLab Board, June 2023

The following slides address:



Context

- Much easier to add code than remove it

Possible areas for code changes (the carrots)

1. City buildings & city-funded buildings
 - a. Most aligned with CAP
2. Private development (single family & commercial)
 - a. Housing Action Plan (in my mind) takes precedent for infill code changes
3. Planned unit developments
 - a. Timing / impact are biggest considerations

Standards to consider (the thing that gets you the carrot)

Possible areas for code changes

1. City buildings & city-funded buildings

- Comps
- MUST be aligned with goal of net greenhouse gas emissions reductions of <45% by 2030 and net zero by 2050
- Has to be pertinent
- Has to be attainable

Comparable City Codes in Washington



Possible triggers

- City buildings
- City-funded buildings
- New construction
- Major renovations
- >5,000 square feet

Everett Municipal Code, Chapter 16.3, Ordinance CB0705-27

City/Town: Everett, Washington

In effect: Requirement, Enabling/Encouraging legislation

Minimum certification level: LEED Silver

In 2007, the Everett City Council enacted Ordinance CB 0705-27, requiring new municipal buildings larger than 5,000 square feet to earn LEED Silver certification. The policy also encourages departments to budget for and attend sustainable building training and/or obtain LEED accreditation, and additionally instructs the City to encourage LEED through land use regulations, building codes, and development standards.

Resolution 2005-028

County: Whatcom County, Washington

In effect: Requirement, Enabling/Encouraging legislation

Minimum certification level: LEED Silver

In 2005, Whatcom County enacted Resolution #2005-028, committing the county, where feasible, to achieve LEED Silver for new and renovated county buildings over 5,000 square feet and buildings where the county provides the majority of funding. The resolution also encourages private sector projects to achieve LEED certification.

Comparable City Codes in Washington



Possible triggers

- City buildings
- City-funded buildings
- New construction
- Major renovations
- >5,000 square feet
- Budget >\$250K

Tacoma Municipal Green Building Policy, Resolution 38249

City/Town: Tacoma, Washington

In effect: Requirement

Minimum certification level: LEED Silver

Tags: LEED for Existing Buildings

In 2011, the Tacoma City Council enacted the Municipal Green Building Resolution 38249, requiring all new or renovated municipal facilities to earn LEED Silver certification, and to strive for LEED Gold. The resolution also requires all LEED-certified buildings to seek LEED Silver for Existing Buildings.

Resolution 2004-11

City/Town: Issaquah, Washington

In effect: Requirement, Incentive

Minimum certification level: LEED Silver

In 2004, the City of Issaquah enacted Resolution 2004-11, requiring all new city facilities and buildings and major renovations over 5,000 square feet of occupied space and with project budgets of \$250,000 to earn LEED Silver certification. The resolution further encourages city projects to seek the highest level of LEED certification possible. To incentivize certification in the private sector, developers intending to certify to LEED may receive free professional consultation, and projects achieving LEED certification are granted expedited permit review.

Comparable City Codes in Washington



Possible triggers

- | | |
|-------------------------|----------------------|
| - City buildings | - Major renovations |
| - City-funded buildings | - >5,000 square feet |
| - New construction | - Budget >\$250K |

Considerations

- Does our being in a GMA county impact this ?
- “Designed to” versus “Achieve Certification”
- Specify requirements relevant to our environment/priorities? (EV chargers, etc.)
- Attainable for our City Government?
- Pertinent to our City Government’s Activities?

Comparable City Codes in Washington



Possible triggers

- | | |
|-------------------------|----------------------|
| - City buildings | - Major renovations |
| - City-funded buildings | - >5,000 square feet |
| - New construction | - Budget >\$250K |

White Salmon City Green Building Policy, Resolution 123456

In effect: Requirement

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, requiring all newly constructed municipal buildings, major renovations or additions to municipal buildings, or equivalent work to buildings where the city provides a majority of funding to earn XXXXX Certification, with a minimum of XXXX points in XXXX categories.

Timing & Other considerations



- Net GHG emissions reductions of at least 45% by 2030 and net zero by 2050

White Salmon City Green Building Policy, Resolution 123456

In effect: Requirement

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, requiring all newly constructed municipal buildings, major renovations or additions to municipal buildings, or equivalent work to buildings where the city provides a majority of funding to earn XXXXX Certification, with a minimum of XXXX points in XXXX categories.

Possible areas for code changes



2. Private development (single family & commercial)

- Comps
- Has to be attainable
- Has to be desirable for individuals / businesses / developers
- Has to be measurable by City
- Has to be enforceable by City
- Does not significantly disincentivize development of infill housing in City (critical component of addressing housing shortage)

Comparable Private Dev'p Incentives

Possible incentives/carrots

- Expedited permitting
- Permitting fee waivers
- Parking requirements

Seattle Priority Green Expedited Permitting Program

City/Town: Seattle, Washington

In effect: Incentive

Minimum certification level: LEED Gold

In 2009, the City of Seattle created the Priority Green Expedited Permitting Program, which provides priority scheduling and expedited initial review and permitting to commercial and residential projects that earn LEED Gold or Platinum certifications. To qualify for the incentive, projects must also achieve Priority Green requirements for energy and water conservation, waste reduction, and indoor air quality including demonstrating at least 15% lower annual energy use than the 2015 maximum energy use allowed by the 2015 Seattle Energy Code.

Ordinance 2028

City/Town: Bothell, Washington

Repealed: Incentive

Minimum certification level: LEED

In 2009, the Bothell City Council adopted Ordinance 2028, which grants incentives to commercial projects that seek LEED certification or a city-approved alternative standard. The ordinance allows qualifying projects to reduce the number of on-site parking stalls as required in code, authorizes building officials to approve alternative materials, design and methods of construction to account for new green building techniques, and provides rebates to the permitting fees: 10% for LEED certification or equivalent and 50% for earning LEED Platinum certification or a city-approved alternative standard. Qualifying projects are also eligible to receive expedited permit review and participate in a municipal green building awards program.

Comparable Private Dev'p Incentives

Possible incentives/carrots

- Expedited permitting
- Permitting fee waivers
- Parking requirements
- Floor area ratio bonus/lot density bonus

Forest Grove Municipal Code, Title XVII, Article 7, Section 17.7.410, Ordinance 2009-01

City/Town: Forest Grove, Oregon

In effect: Incentive

Minimum certification level: LEED

In 2009, the City of Forest Grove enacted Ordinance 2009-01, establishing a density bonus for residential properties that achieve LEED certification.

Resolution 2005-21

City/Town: Bellingham, Washington

In effect: Requirement, Incentive

Minimum certification level: LEED Silver

In 2005, the Bellingham City Council adopted Resolution 2005-21, requiring all new municipal buildings and renovations over 5,000 square feet where the City provides a majority of the funding to earn LEED Silver certification. The City also provides a 0.5 floor area ratio bonus for non-governmental projects that earn LEED Silver certification.

Newcastle Municipal Code, Chapter 18.36

City/Town: Newcastle, Washington

In effect: Incentive

Minimum certification level: LEED

In the City of Newcastle, projects located within a community business center overlay zone that provide a public benefit are eligible for a density bonus. Projects that achieve LEED certification may increase their floor area ratio (FAR) by 40%, LEED Silver projects may increase their FAR by .6, LEED Gold projects may increase FAR by .8, and LEED Platinum projects may increase their FAR by 1.0.



White Salmon does not have a “floor area ratio” (# of floors locked to zones) but we do have a lot coverage ratio- 50% in residential zones (includes other impervious surfaces)

FAR FSI BCR	0.25 25%	0.5 50%	1 100%	1.5 150%	2 200%
25%					
50%	not possible				
100%	not possible	not possible			

Comparable Private Dev'p Incentives

Possible incentives/carrots

- Expedited permitting
- Permitting fee waivers
- Parking requirements
- Density bonus
- Floor area ratio bonus/lot density bonus
- Lot size reduction
- Lowered set-back requirements
- Height bonus
- Square footage (over >3,500 sq. feet)

Redmond Green Building and Green Infrastructure Incentive Program, Ordinance 2447

City/Town: Redmond, Washington

In effect: Incentive

Minimum certification level: LEED

In 2009, the Redmond City Council enacted Ordinance 2447, establishing the Green Building and Green Infrastructure Incentive Program.

Residential projects incorporating green building strategies are allocated points for each sustainability feature included. The number of points awarded corresponds to available incentives, which include expedited permitting, city recognition, lot size reduction, and density bonuses. LEED-certified projects are eligible for the incentives.

Ordinance BL2009-586

City/Town: Nashville, Tennessee

Repealed: Incentive

Minimum certification level: LEED Silver

Tags: LEED for Neighborhood Development

In 2010, the Metro Government of Nashville adopted Ordinance BL2009-586, granting height bonuses to buildings that earn LEED Silver certification, and for neighborhoods that earn LEED Silver for Neighborhood Development. The bonus depends on sub-district and building type.

Comparable Private Dev'p Incentives

Possible incentives/carrots

- Expedited permitting
- Permitting fee waivers
- Parking requirements
- Floor area ratio bonus/lot density bonus
- Lot size reduction
- Lowered set-back requirements
- Height bonus
- Square footage (over >3,500 sq. feet)

Considerations

- What is legal/feasible for the City? (question for our lawyers?)
- What is attainable/desirable for citizens/businesses/investors/developers?
- What standards/requirements are measurable/enforceable, and who would do it? (things that are included in planning stage, things that are black/white, things like a certification or a test - this is more of a standards question for next month)
- What happens if you take the carrot, but then fail to meet the standard? (this is more of a standards question for next month)
- **How does this interact with the possible changes that the Housing Action Plan recommends? Should we wait for their recommendations and build on them?** I.e. they recommend lot density of X, our incentive = $X * 1.5$ if you do Y

Forest Grove Municipal Code, Title XVII, Article 7, Section 17.7.410, Ordinance 2009-01

City/Town: Forest Grove, Oregon

In effect: Incentive

Minimum certification level: LEED

In 2009, the City of Forest Grove enacted Ordinance 2009-01, establishing a density bonus for residential properties that achieve LEED certification.

*Table 7-2: **Density** Incentives*

<i>Table 7-2: Density Incentives</i>		
Tier 1: Density Incentives for Project Amenities		
Tier 1 density incentives are earned when a developer provides the project amenities listed in Table 7-3 to earn the number of points required for the density increases shown in this table	Minimum Points Required	Density Increase
In order to qualify for a density incentive the proposed improvements must provide an amenity which is not otherwise required by the Development Code. Where a qualifying amenity requires that a minimum amount of area be provided, the same square footage may not be counted towards other amenities . The property owner may be required to execute a covenant with the city ensuring continuation and maintenance of the qualifying amenity by the property owner. Projects cannot qualify for multiple point values in the same amenity category	11 points 14 points 19 points 25 points 30 points	10 units/ acre 20 units/ acre 30 units/ acre 40 units/ acre 60 units/ acre

Forest Grove Municipal Code, Title XVII, Article 7, Section 17.7.410, Ordinance 2009-01

City/Town: Forest Grove, Oregon

In effect: Incentive

Minimum certification level: LEED

Table 7-3: Amenity Categories and Values		
Amenity Category	Value	Description
Bicycle Amenities	1 point	Provide residents with enhanced bicycle amenities (parking and repair area). The area dedicated to long-term bicycle parking shall be sized to accommodate 0.5 bicycles per unit and must be covered and secure. The area dedicated to bicycle repair shall be a minimum of 50 square feet in area and designed and equipped to facilitate bicycle maintenance.
Energy Efficiency	2 points	Energy efficiency improvements compliant with Energy Trust of Oregon. Projects must enroll in the Energy Trust's Design Assistance program during schematic design or earlier and commit to exceeding Oregon code requirements by a minimum of 5%.
	2 points	Achieve an Energy Star score of 7 or better, as calculated by the EPA online tool.
	3 points	Project designed to Net Zero Energy Certification.
Green Materials	2 points	Use environmentally sensitive ("Green") materials on at least 50% of the building's interior surfaces including: <ul style="list-style-type: none"> • Wall and Ceiling Latex Paint: Low VOC • Paint with recycled content: minimum 50% post-consumer • Countertop with recycled content: 25% Post-consumer content • Carpet with post-consumer recycled content (+50%) • Renewable flooring materials: Linoleum, cork, bamboo or wood
Low Impact Design	1 point	Manage all stormwater from the site using low impact design techniques from Clean Water Services Low Impact Development Handbook for the Tualatin Basin.
Ground Floor Retail	3 points	Provide at least 5,000 square feet of retail or space which is designed to be convertible to ground level retail. A density bonus for this amenity is available in the TCT zone only.
Residential Gardening	2 points	Provide a community garden for use by residents. The garden must include raised beds (minimum size 3' by 5') with improved soil and a water source for irrigation. The garden may be at grade or rooftop, but must be located in an area with adequate sunlight (minimum 6 hours/day). The area dedicated to the community garden shall be sized to accommodate 0.3 raised beds per unit plus walkways.
Rooftop Garden or Eco-Roof	2 points	Provide a rooftop garden or an eco-roof. The rooftop garden or eco-roof must cover at least 50% of the roof area of the building. Rooftop gardens must be accessible to residents and at least 30% of the garden area must contain plants. The remaining area must include seating areas and other amenities. Eco-roofs must be designed to reduce stormwater and be entirely covered with vegetation.
<ul style="list-style-type: none"> • Public Plaza • Outdoor Patio • Seating Area 	2 points	Where ground floor retail is planned, provide a patio area for outdoor seating between the retail and the primary public street frontage which is designed to activate the street frontage. The patio and seating area must extend along at least 20 feet of the frontage and be at least 10 feet deep.
LEED Certification	Silver: 8 points Gold: 10 points Platinum: 12 points	Project designed to achieve LEED Silver, Gold or Platinum certification. Project features required to qualify for LEED certification cannot be used to qualify for points in other amenity categories.
Enterprise Green Communities	8 points	Projects must be designed to achieve compliance with the mandatory EGC Criteria measures applicable to that construction type and must achieve 35 optional EGC points. Project features required to qualify for EGC certification cannot be used to qualify for points in other amenity categories.
Earth Advantage Homes	Silver: 8 points Gold: 10 points Platinum: 12 points	Projects must be designed to achieve Earth Advantage Silver, Gold, or Platinum certification. Project features required to qualify for EA certification cannot be used to qualify for points in other amenity categories.
Other	TBD	Other amenity approved by Planning Commission. Amenities may include (but are not limited to) compliance with the Oregon Housing and Community Services Department Sustainable Design Program, the National Council on Independent Living visitability basic requirements, etc.

Private Dev'p Incentives

	How juicy is this carrot* (Attainable/desirable)	Inherited with lot (irreversible)	May change as a result of Housing Action Plan
Expedited permitting	Low	No	No
Permitting fee waivers	Low	No	No
Parking requirements	High (best for denser)	No	Yes
Floor area ratio bonus/lot density bonus	High (best for denser)	No	Yes
Lot size reduction	Medium (best for infill)	Yes	Yes
Lowered set-back requirements	Medium (best for infill)	No	Yes
Height bonus	High (best for denser)	No	Yes
Square footage (over >3,500 sq. feet)	Required	No	No

Timing & Other considerations



White Salmon City Green Building Policy, Resolution 123456

In effect: Incentive

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, which provides priority scheduling, expedited review and permitting, and rebates of permitting fees to all commercial and residential projects that earn XXXX Certification.

White Salmon City Green Building Policy, Resolution 123456

In effect: Requirement

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, which requires that all newly constructed single-family single-dwelling detached residential projects over 2,500 square feet to earn XXXX Certification and 3,000 square feet to earn YYYY Certification.

Possible areas for code changes



3. Planned unit developments

- Comps
- Has to be attainable
- Has to be desirable
- Has to be measurable
- Has to be enforceable
- Has to not disincentivize development types which would alleviate housing shortage

Definitions

17.74.040 - MU-PUD development standards.

- A. Size and Permitted Location of MU-PUD. A mixed use planned unit development (MU-PUD) may only be permitted if:
1. The subject lot or tract of land greater than or equal to two contiguous acres;
 2. The subject lot or tract includes two or more zoning districts allowing for both residential and commercial uses.

17.73.010 – Location and Purpose.

The Cottage Housing Overlay shall be applicable in R-2 and R-3 zoning districts only. The general purposes of the cottage housing development design standards are as follows:

- A. A cottage housing development is provided for as an alternative type of detached housing comprised of small residences suited to accommodate a typical household of one or two

Definitions



17.73.010 – Location and Purpose.

The Cottage Housing Overlay shall be applicable in R-2 and R-3 zoning districts only. The general purposes of the cottage housing development design standards are as follows:

- A. A cottage housing development is provided for as an alternative type of detached housing comprised of small residences suited to accommodate a typical household of one or two
- B. The cottage housing development design standards contained in this section are intended to create a permit path for small communities of cottage infill development where it can be oriented around open space in a manner that minimizes the visibility of off-street parking. These design standards are intended to ensure that cottage housing developments include pedestrian amenities and take
- C. Cottage housing may allow higher residential density than is normally allowed in the underlying zone district. This increased density is possible through the use of smaller than average home sizes, clustered parking, and the application of overall site design standards applied via approval of a binding site plan that governs the long term use of master planned lots and structures as ownership may shift over time.

Comparable PUD Incentives

Possible incentives

- Expediting permitting
- Density bonus
- Parking requirements
- Deviation from other minimum design standards
- “Points”

Euclid Municipal Code, Title 9, Chapter 1365, Section 1365.06, Ordinance 36-2019

City/Town: Euclid, Ohio

In effect: Incentive

Minimum certification level: LEED

Tags: [LEED for Homes](#) [LEED for Neighborhood Development](#)

In 2019, the City of Euclid enacted Ordinance 36-2019, allowing planned developments in certain residential zoning districts a density bonus if they earn LEED for Neighborhood Development or LEED for Homes certifications. Projects located in the A1 Area District are eligible density of up to 10.0 dwelling units per acre, and projects located in the A2 and A4 Area Districts and in the CI Use Districts are eligible for up to 21.0 dwelling units per acre.

Bozeman Municipal Code, Chapter 38, Article 4, Section 38.430.090

City/Town: Bozeman, Montana

In effect: Incentive

Minimum certification level: LEED

Tags: [LEED for Neighborhood Development](#)

Bozeman's Municipal Code requires planned unit development (PUD) proposals to comply with the city's design objectives and criteria. In order to be approved, a PUD proposal must earn at least 20 performance points from a combination of methods. Design proposals that include a commitment to design the majority of buildings to meet LEED certification requirements - or a city-approved alternative certification - will earn 6 points. Proposals that are conditionally approved to earn a LEED for Neighborhood Development certification may qualify for 15 points.

Comparable PUD Incentives



Possible incentives

- Expediting permitting
- Density bonus
- Parking requirements
- Deviation from other minimum design standards
- “Points”

Sarasota County Green Development Incentive Resolution, Resolution 2006-174

County: Sarasota County, Florida

In effect: Incentive

Minimum certification level: LEED

Tags: LEED for Neighborhood Development

In 2006, Sarasota County adopted Resolution 2006-174, creating a Green Development Incentive which provides fast-track permitting for residential and commercial green developments. Incentives apply to projects pursuing LEED for Neighborhood Developments or a county-approved equivalent standard.

Comparable PUD Incentives

Possible incentives/carrots

- Expedited permitting
- Permitting fee waivers
- Parking requirements
- Floor area ratio bonus/lot density bonus
- Lot size reduction
- Lowered set-back requirements
- Height bonus
- Square footage (over >3,000 sq. feet)
- Additional “points” (may not be applicable)

Considerations

- TIMING AND IMPACT
- What is legal/feasible for the City? (question for our lawyers?)
- What is attainable/desirable for citizens/businesses/investors/developers?
- What standards/requirements are measurable/enforceable, and who would do it? (things that are included in planning stage, things that are black/white, things like a certification or a test - this is more of a standards question for next month)
- What happens if you take the carrot, but then fail to meet the standard? (this is more of a standards question for next month)
- **How does this interact with the possible changes that the Housing Action Plan recommends? Should we wait for their recommendations and build on them?** I.e. they recommend lot density of X, our incentive = $X \times 1.5$ if you do Y

PUD Incentives

	How juicy is this carrot* (Attainable/desirable)	Inherited with lot (irreversible)	May change as a result of Housing Action Plan
Expediting permitting	Low	No	No
Permitting fee waivers	Low	No	No
Parking requirements	High (best for denser)	No	Yes
Floor area ratio bonus/lot density bonus	High (best for denser)	No	Yes
Lot size reduction	Medium (best for infill)	Yes	Yes
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Height bonus	High (best for denser)	No	Yes
Square footage (over >3,000 sq. feet)	Required	No	No

Timing & Other considerations



White Salmon City Green Building Policy, Resolution 123456

In effect: Incentive

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, which provides priority scheduling, expedited review and permitting, and rebates of permitting fees to all planned unit developments that earn XXXX Certification.

White Salmon City Green Building Policy, Resolution 123456

In effect: Requirement

Minimum Certification Level: TBD

In 2023, White Salmon enacted Resolution 123456, which requires that all newly constructed single-family single-dwelling detached residential projects over 2,500 square feet to earn XXXX Certification and 3,000 square feet to earn YYYY Certification.

Possible areas for code changes



Clarifying/piggy-backing incentives in existing PUD & Cottage code

17.74.050 - MU-PUD approval criteria.

An applicant for a MU-PUD has the burden of proving, by a preponderance of the evidence that:

A. All applicable standards have been met, modified or can be adequately addressed by conditions of approval;

B. The master plan uses an innovative approach to meet the purposes stated in Section 17.74.010, e.g., it integrates mixed commercial and residential uses, provides community and public benefits, protects existing natural resources, and provides adequate and efficient public services and utilities;

4. Density bonus of up to twenty percent over enhanced MU-PUD density permitted by subsection B of this section, may be allowed for provision of affordable housing for low and moderate income families (those who have family income of not more than sixty percent of Klickitat County median household income), with appropriate recorded Covenants, Conditions and Restrictions (CC&Rs) which define such affordable housing as follows and require that the housing remain affordable. For

1. In any MU-PUD twenty percent of the net development area shall be established, maintained and preserved as open space and community facilities by the landowner until such obligations are vested in the MU-PUD homeowners' association pursuant to RCW Chapter 64.38 and this chapter. The landowner shall establish a Washington nonprofit corporation for the MU-PUD homeowners' association. Within three years of MU-PUD approval, ownership and maintenance of all open space, common areas and common facilities shall be vested in the homeowners' association. Common areas or amenities e community fa

3. Direction to Plant Natives. Planting plans for common areas shall be developed with a predominance of drought tolerant and native vegetation. Owners of independently owned parcels are encouraged to plant natives. Planting of native and drought tolerant species in the common areas is required as a means to decrease water demands for irrigation and increase the survivability of selected plant materials.

Define public benefits?

OR 20% (can be combined for no more than 30%) for XXX Cert...?

Extra "points" or single-lot density bump for more open space?

ALL natives/ fire-resilient?

Clarifying/piggy-backing existing PUD code



In effect: Incentive

4. Density bonus of up to twenty percent over enhanced MU-PUD density permitted by subsection B of this section, [may be allowed for achievement of one the following 4.1 or 4.2 standards. Achievement of both standards allows a density bonus of up to thirty percent](#) over enhanced MU-PUD density permitted by subsection B of this section,

4.1 Provision of affordable housing for low and moderate income families (those who have family income of not more than sixty percent of Klickitat County median household income), with appropriate recorded Covenants, Conditions and Restrictions (CC&Rs) which define such affordable housing as follows and require that the housing remain affordable...

4.2 Attainment of XXXX sustainable building standard...

In effect: Requirement

3. Direction to Plant Natives. Planting plans for common areas shall be developed with [a predominance of all drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resources...](#)



Possible areas for code changes



What do we act on now?

What do we act on now: New Code



White Salmon City Green Building Policy, Resolution 123456

In effect: Requirement

... all newly constructed municipal buildings, major renovations or additions to municipal buildings, or equivalent work to buildings where the city provides a majority of funding to earn XXXXX Certification [etc]

In effect: Incentive

... priority scheduling, expedited review and permitting, and rebates of permitting fees to 1) all planned unit developments that earn XXXX Certification and 2) all commercial and residential projects that earn XXXX Certification.

In effect: Requirement

...all newly constructed single-family single-dwelling detached residential projects over 2,500 square feet to earn XXXX Certification and 3,000 square feet to earn YYYY Certification.

What do we act on now: Existing Code



In effect: Incentive

4. Density bonus of up to twenty percent over enhanced MU-PUD density permitted by subsection B of this section, [may be allowed for achievement of one the following 4.1 or 4.2 standards. Achievement of both standards allows a density bonus of up to thirty percent](#) over enhanced MU-PUD density permitted by subsection B of this section,

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In effect: Requirement


3. Direction to Plant Natives. Planting plans for common areas shall be developed with [a predominance of all drought tolerant and native vegetation and/or fire-resilient landscaping as recommended by the State of Washington Department of Natural Resources...](#)



Next time: standards to consider

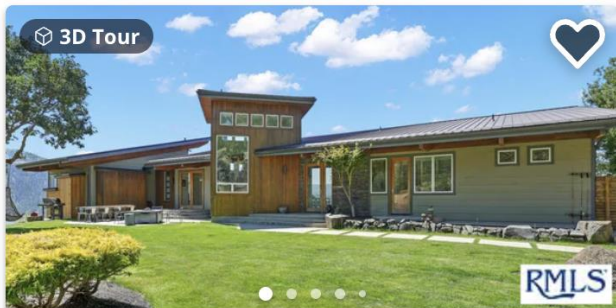
- What is enforceable/measurable by the City?
- What facilitates a “stick” (i.e. the City fines you for the value of the requirement, requires a fixed value)
- “Designed to” versus “Earn a Cert”
- Desirable features/categories of specific certs?
- What code changes are the City considering?



A horizontal bar with a teal segment on the left and an orange segment on the right, located to the left of the title.

Appendix: home sizes on Zillow as of 6/25/23

Over 3,000 square feet



\$2,650,000

4 bds | 5 ba | 4,720 sqft - Active

455 SE Oak St, Bingen, WA 98605

REAL BROKER LLC



\$989,000

3 bds | 3 ba | 3,090 sqft - Active

101 Maxfield Ln, White Salmon, WA 98672

CZ REALTY, PC



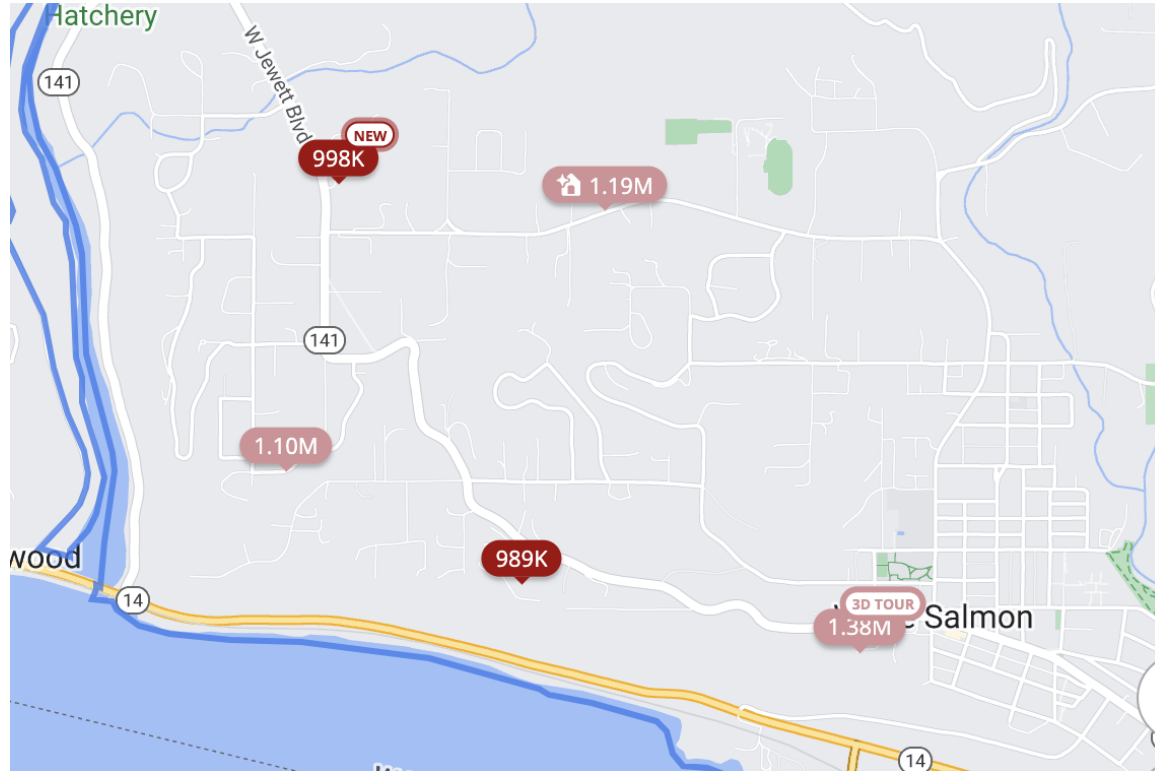
\$1,379,000

5 bds | 3 ba | 3,712 sqft - Active

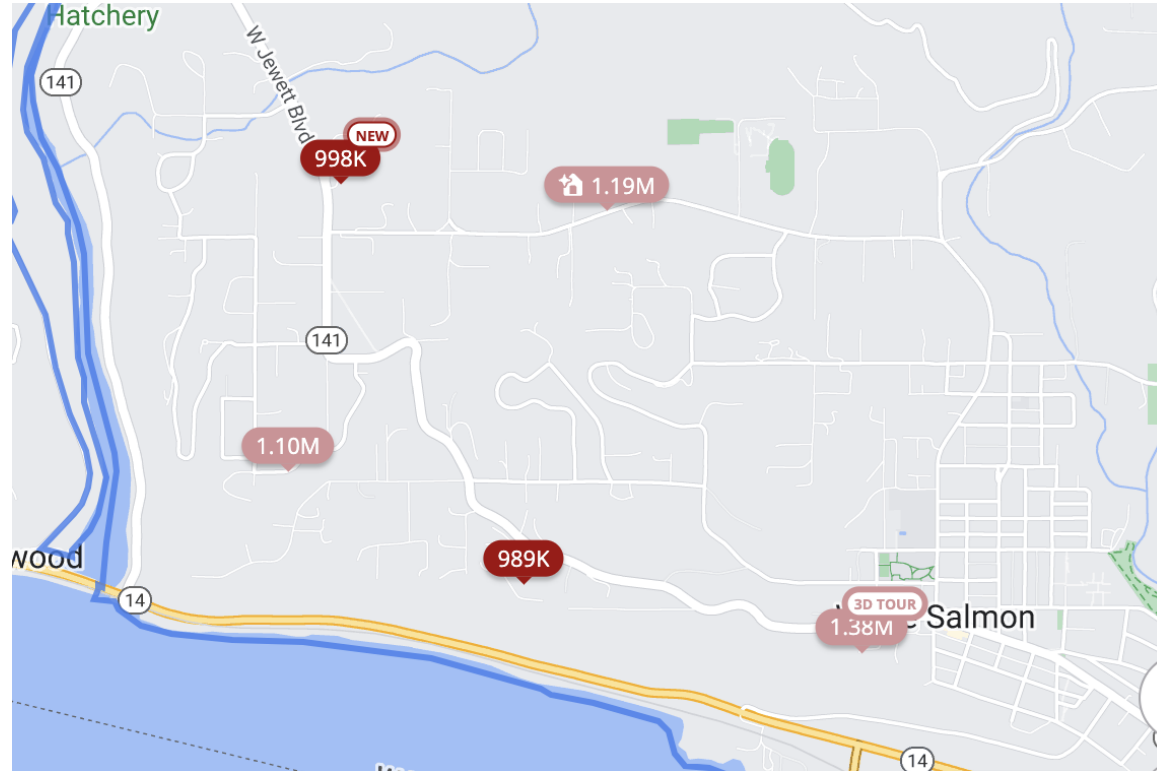
245 W Jewett Blvd, White Salmon, WA 98672

REALTY ONE GROUP PRESTIGE

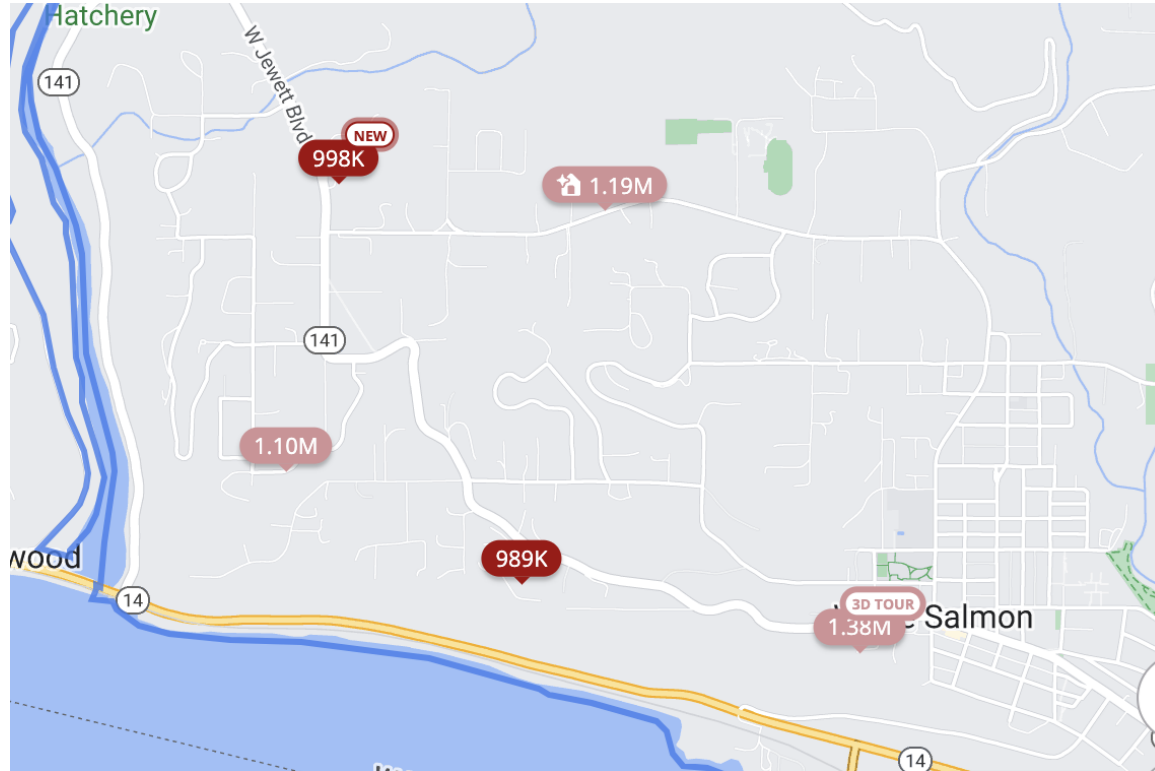
Over 2750 square feet



Over 2500 square feet



Over 2500 square feet



Over 2250 square feet



Over 1500 square feet





Four Oaks

No proposed changes are applicable, just illustrative example

Four Oaks R-PUD Basic Facts

- Property is zoned R-1
 - ***R-PUD developments are allowed in the R-1 zone. Rezoning is not needed.***
- R-PUD minimum development size is two acres
 - ***Meets standard-overall parcel size is 4.33 acres***
- R-PUD minimum lot size at least 2000sf
 - ***Meets standard, all lots greater than 2000sf***

Four Oaks R-PUD Density

- Per R-PUD code, density is no more than nine units per acre
 - ***Meets standard with density just under nine units per acre***
- Proposed subdivision qualifies for a 20% density bonus above nine units/acre
 - ***Density bonus not needed as density is just under nine units/acre***
- Based on calculations, there could be as many as 31.76 units in development
 - ***Meets standard at 31 units in development***



Four Oaks R-PUD Density

- Per R-PUD code, density is no more than nine units per acre
 - ***Meets standard with density just under nine units per acre***
- Proposed subdivision qualifies for a 20% density bonus above nine units/acre
 - ***Density bonus not needed as density is just under nine units/acre***
- Based on calculations, there could be as many as 31.76 units in development
 - ***Meets standard at 31 units in development***